

TOWN OF IPSWICH
Board of Selectmen
Thursday, March 5, 2015 at 7:00 PM
Town Hall, 25 Green Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30A, §§ 18-25, written notice posted by the Town Clerk and delivered to all Board members, a meeting of the Board of Selectmen (BOS) was held on Monday, SEPTEMBER 15, 2014 at 7 PM in Selectmen's Meeting Room A.

With a quorum present, Chairman Craft called the meeting to order at 7:03 PM

Selectmen present: William Craft, Chair; Charles Surpitski, Vice Chair; Shirley Berry; Judy Field; Nishan Mootafian

Also present: Robin Crosbie, Town Manager; Catherine Tinsley, Minutes Secretary

George Hall, Town Counsel, Anderson & Kreiger

Public Information

This meeting was recorded, with permission by Ipswich Access Community Media

Agenda

Welcome/ Announcements

Citizen Queries

None

Executive Session (ES) – Old Town Hall, 30 South Main Street

James Kroesser, prospective purchaser of the property

Ed Dick, Listing Broker and represent the Seller Bill Hanney and working with the buyer

Vote: Mr. Mootafian moved, and it was seconded, the BOS enter into ES according to M.G.L. c.30A § 21 to discuss (3) strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares, regarding the old town hall, and that Town Counsel, George Hall is present, and to reconvene in open session. The motion carried unanimously by roll call vote.

The Selectmen returned to open session at 7:50 PM

Old Town Hall Discussion

Mr. Hall began the discussion regarding the request that the Town Waive the Right of First Refusal saying the details of the sale of the old Town Hall building were unclear and asked to be brought up to date on the proposed project.

The Chair recognized Mr. Kroesser and Mr. Dick. Mr. Dick responded that the buyer is planning a mixed use of the property including a residential development, stating that this project would “reasonably comply” with the Town’s zoning bylaw. He went on to explain that the buyer is not making any investment in plans for the property until the Town has taken a vote regarding the Right to First Refusal, but believes this to be a viable project of up to eleven residential condominiums with a bonuses for “public good” under foot note no. 11 of the Table of Density Bylaws; office space would be the preferred commercial option.

When questioned if the buyer considered parking, Mr. Dick confirmed that the buyer understood parking is limited and depending on the access, believes the project would comply for parking.

Mr. Dick stated that all documents on record related to the property were given to all prospective buyer, including the historic preservation of the exterior of the building, easements, etc.; the prospective buyer has an overall understanding of the agreement.

Mr. Craft observed that the current Board of Selectmen, as well as the previous Selectmen, wanted something done with the building that would be in the best interest of the town, observing this has not gone well. The Board still wants to see a reasonable use of the town hall building, which involves some mixed use of the property.

Mr. Surpitski concurred that the goal is to find the best use of the building and asked if the buyer would memorialize the suggested proposal.

Mr. Dick noted that the Zoning Board is the process that would prevent the buyer from doing something not allowed. He noted this is a big building, and the entire building must be finished before sales could be completed, reiterating there are historical restrictions in place regarding the facade of the building, and did not agree to “memorialize” a plan.

Mr. Hall identified that he added language to waiver document, that the waiver does not take affect pursuant to the offer; a copy of the amended waiver was provided a copy to Mr. Kroesser and Mr. Dick.

Mr. Koesser confirmed the town holds the waiver until the closing and had “no issue” with the revisions made.

Mr. Kroesser provided a copy of the offer to Mr. Hall, confirming the amount of the offer made on February 12, 2015 was \$520,000.00, but this may continue to be negotiated.

Vote: Ms. Field moved the BOS waive the Right of First Refusal provided the waiver of the restriction is amended to reflect the proper date, and the consideration of \$520, 000, and is only in effect upon the recording of the deed with the person in this offer, named as UpperCross. The motion was seconded and carried by unanimous vote.

It was agreed that this date of March 5, 2015 was the start of the “due diligence” and the 15 days from today would be March 20, 2015.

Evaluation of the Town Manager

Chairman Craft and Selectman Surpitski, acting as a sub committee of the BOS, completed the annual evaluation of the Town Manager. Mr. Craft reviewed the categories included in the evaluation of Performance Evaluation, in part.

Ms. Crosbie was ranked “Outstanding” in leadership/management, performance, positive work ethic, initiative and problem solving, responds efficiently, completes projects, Budget management, is respectful, labor agreements, and follows regulations.

Ms. Crosbie received “Acceptable” in fosters team work, commitment to improving professional skills, improving service, operational efficiencies, recruits and hires most qualified person, promotes employee training, communicates with staff, responds to citizen’s complaints/questions.

Improvement is needed in communicating information in a timely manner with the BOS.

Ms. Crosbie did not receive any “Not Acceptable” ranks.

Mr. Craft noted that the Town did not follow the original contract agreement with Ms. Crosbie regarding an additional \$2,500 annually for specific insurances needed; the two year total of \$5,000 would be paid within 30 days and the balance of the third year payment of \$2,500 be paid by the end of Fiscal Year 15.

Mr. Surpitski moved, and it was seconded, that the BOS accepts the content of the Performance Evaluation February 2015 and accepts the amendment to Ms. Crosbies’ contract. The motion carried unanimously.

Adjournment

Mr. Mootafian moved to adjourn at 8:25 PM and it was unanimous to do so.

Respectfully submitted by

Catherine Tinsley
3.9.15